

JANNEY ELEMENTARY SCHOOL

4130 Albermarle Street, N.W., Washington, DC



INITIAL YEAR BUILT	1925
BUILDING AREA	43,400 SF
CURRENT PROGRAM CAPACITY	364
ENROLLMENT 2008	489
WARD	3
PROPOSED PROGRAM CAPACITY	550



Site Plan

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PROPOSED PROGRAM PROFILE

GRADE CONFIGURATION	PK-5
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SQ. FT. (EXISTING)	43,400
SQ. FT. (ADDITION)	22,000

TYPE	PROPOSED
Pre-School	
Pre-Kindergarten	2
Kindergarten	4
1	4
2	4
3	4
4	4
5	4
Gym	
Bleachers	
Locker Rooms	
Gym-Cafeteria	
Cafetorium	
Gym-Cafetorium	

TYPE	PROPOSED
Gym-Auditorium	
Auditorium	
Multi-Purpose	1
Cafeteria	
Kitchen Services	1
Special Education	3
Media Center	1
Administrative/Health	2
Computer Lab	1
OT/PT	
Art	1
Music	1
Teacher Workroom	1
Parent Resource	1

Proposed Planning Profiles

The inventory of spaces listed here is intended to outline the program of educational and support spaces necessary to support the proposed program capacity. Individual educational specifications and facility programs will be developed with the School Improvement and School Planning / Design teams at the time of project initiation.

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CONDITION ASSESSMENT



Building System	2008 Rating
ADA Compliance	Unsatisfactory
Conveying Systems	Unsatisfactory
Electrical	Poor
Exterior Finish	Poor
HVAC	Fair
Interior Finish	Fair
Plumbing	Poor
Roof	Fair
Structure	Good
Technology	Fair

Condition Assessment

The body of information summarized below is based on a detailed facility condition assessment completed in 2006 and updated by visual observations conducted in 2007. Improvement initiatives completed by OPEFM in 2007 and 2008 are noted in red text in each section. An overall summary of work completed under various OPEFM programs is provided at the end of the condition assessment.

Condition Scorecard

These ratings reflect the overall condition and level of replacement need for an entire system, in adherence with the **Facility Condition Index (FCI) System**, categorizing systems as "Good" (FCI < .25), "Fair" (FCI 0.25 – 0.50), "Poor" (FCI 0.51 – 0.85), or "Unsatisfactory" (FCI > .86).

Comments:

1 Conveying System	There is no elevator, escalator, or lift present in the building.
2 Electrical	Emergency lighting is present but in dismal condition. Major components such as switchgear and panel boards have exceeded expected service life and need to be upgraded. Wiring is in visible need of replacement. The fire alarm and public address systems are obsolete and should be replaced.
3 Exterior Finish	Brick work and exterior trim are in poor condition. Repointing and sealing are needed. Trim should be stripped and repainted. Windows and doors need repair or replacement.
4 Structure	No major deficiencies were observed. Minor cracking, typical for concrete framing, can be repaired as part of routine building maintenance.
5 HVAC	Most large components appear to be in fair condition. Unit heaters are in poor condition and should be replaced. Window units, used for space cooling, are in poor condition. 2008: Repairs to boilers and classroom units completed. 2008: 36 Window A/C units installed.
6 Interior Finish	The offices and small special education room are very small. There is a space deficiency in the school as a whole. Ceiling finishes are in poor condition, with damaged tiles and cracked plaster. Asbestos tile flooring is present. Wood and tile flooring require extensive repair or replacement. Almost all wall finishes require repainting. 2007: Painting, flooring, lighting, ceiling repairs/replacement completed.
7 Plumbing	There are only two sets of restrooms in the whole building. Occupants must come from other floors to use the restroom. Fixtures are old and should be upgraded. Drinking fountains and domestic piping are in poor condition.
8 Roof	The roof is in poor condition. Metal seam sections require repair work to prevent moisture penetration. Flashing and gutters are in need of replacement. Roof drainage is inadequate and should be upgraded. 2007: Roof repair completed.
9 ADA Compliance	The building is not code compliant. The deficiencies include: no accessibility, plumbing (fountains, toilets, and sinks) does not comply with ADA standards, no ADA handrail extensions, no offset at leaver side of doors for wheel chair entry, and fire alarm system does not have strobes.
10 Technology	Visual inspection is a limited tool for technology assessments. Generally, the equipment observed appears to be in fair condition. Upgrades should include software, networking, and dedicated climate controlled spaces to house equipment.
11 Grounds	Paved areas require significant repair work. Sidewalks are cracked and curb cuts need to be added. Parking area should be resurfaced. Playground should be removed and repaved.

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RECENT HISTORY OF MODERNIZATION

2007 WHOLE SCHOOL BLITZ

✓	Interior Finishes - Drywall & Ceiling Repairs
✓	Interior Finishes - Painting/Plastering
✓	Plumbing Repairs - Restrooms/Fixtures & Flush Valves; Water Fountains
✓	Electrical Repairs - Lighting & Power
✓	Exterior Work & Building Envelope - Lighting, Site Work, Playground, etc.
✓	Other Work Orders

2008 STABILIZATIONS

✓	AC Window Units Installations & Electrical Upgrades
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LEGACY PROJECTS - OTHER STABLIZATIONS

✓	Re-locatable Classrooms
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🟡 Planning
🟢 Design
🟣 Pre-Construction
🟦 In Progress
🔴 Completed

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First Floor

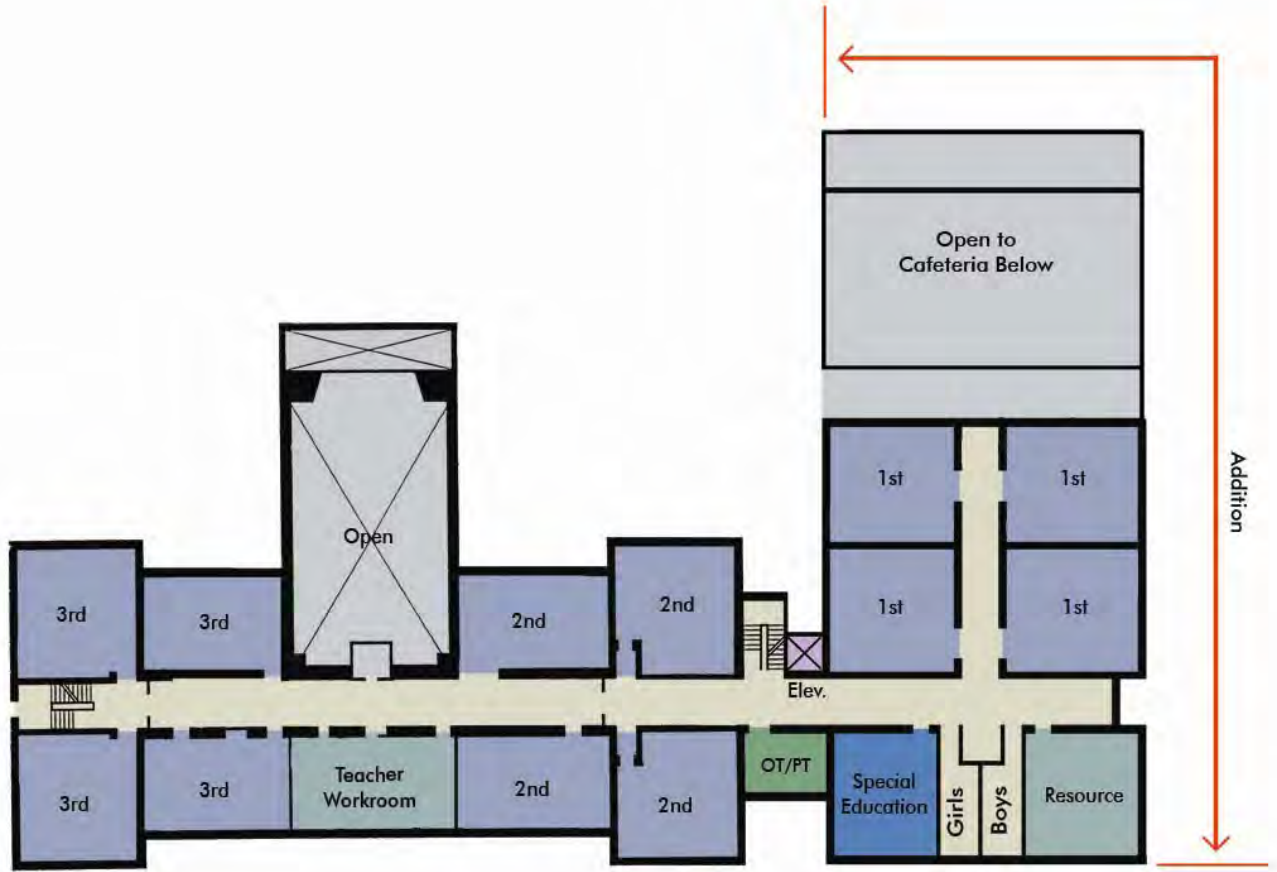
- | | |
|---|---|
| Administration/Health | Auditorium |
| Gymnasium/Cafeteria | Other |
| Classrooms | Media Center |
| Kindergarten | Computer Lab |
| Pre-K/Pre-School | OT/PT |
| Music/Art | Special Education |
| Science Lab | Unassigned |
| Lobby | Elevator Addition |

Concept Plans

These floor plans represent planning concepts for proposed facility use, aligning the proposed program capacity, the proposed planning profiles, and the conceptual reconfiguration of the building. Each project is subject to a formal design process, incorporating input from the School Improvement team at the time of project initiation.

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Second Floor

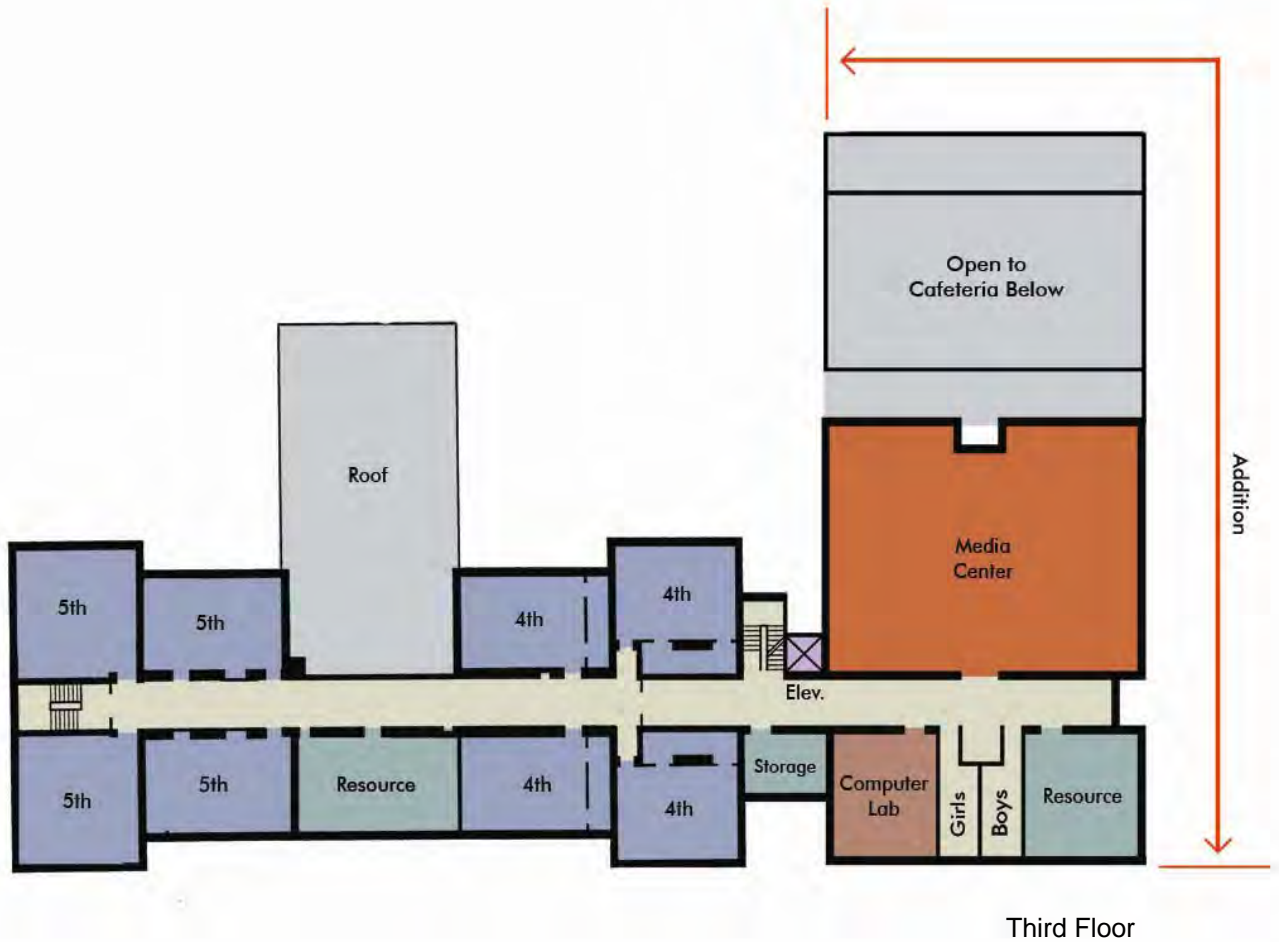
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